

## **MINUTES**

### **WEST LAFAYETTE REDEVELOPMENT COMMISSION 609 West Navajo St., West Lafayette, Indiana Council Chambers**

**October 20, 2009**  
*( Amended)*

The meeting was called to order at 8:31 a.m. President Oates presided.

Secretary Sorensen called the role.

Present: Larry Oates, Steve Curtis, Linda Sorensen, Diane Damico, Dottie Rausch  
Absent: Gary Lehman, Janet Elmore

#### **Old Business:**

##### Minutes

Commissioner Damico moved to approve the minutes of the September 15, 2009 Redevelopment Commission meeting. Commissioner Curtis seconded. The minutes were approved as written 4-0.

##### Fitness Trail Update

Assistant City Engineer, Mike Thompson summarized the progress to date and the schedule for the replacement of the track surface. Fencing options have been reviewed with the West Lafayette Community School Corporation. A latex surface which will cover the asphalt is to be installed this spring. Parks Superintendent Joe Payne commented the dead tree removal and fence installation will occur this year while the landscaping, planting and route signage will be completed in the spring of 2010. Snow removal and track maintenance were discussed.

##### Riverside Skating Rink Update

Parks superintendent Joe Payne gave an update on the Riverside Skating Rink repairs. Concrete has been poured in the vault and the rink is ready for the Ice Mat installation. It is anticipated that the rink will open on schedule, November 27<sup>th</sup>. A permanent repair will be considered this spring.

##### Other

There was no further Old Business.

## **New Business:**

### **Contracts – Wabash Landing Garage Phase IV**

A contract with **Carl E. Most & Son, Inc.** was reviewed by Tom Gall, T. J. Gall & Associates. The contract was approved by the Board of Works on October 12, 2009 as directed by the Redevelopment Commission. The contract is comprised of the base bid amount of \$104,223.06 plus alternate #2 of \$13,600.00 and is for the Wabash Landing Garage Phase IV Capital Repairs Project which is underway. Mr. Gall commented that preliminary work has also begun on the parking garage stair enclosure. Phase IV is the completion of the work commitment by the commission.

Commissioner Curtis motioned to ratify the contract with Carl E. Most & Son, Inc. for the Wabash Landing Garage Capital Repairs Project Phase IV project base bid plus alternate #2. Commissioner Damico seconded.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion to ratify the contract with Carl E. Most & Son, Inc. passed 4-0.

A proposal for coordination services for the 2009 Phase IV Wabash Landing garage Capital Maintenance Project was presented by Tom Gall, **T. J. Gall & Associates, Inc.** in the not-to-exceed amount of \$11,270.00. The contract includes the coordination and follow-through of the final phase construction. Documentation of all four of the construction phases is included in the contract.

Commissioner Sorensen motioned to approve the contract with T. J. Gall & Associates, Inc. for Construction Phase Coordination Services for the 2009 Phase IV Wabash Landing Garage Capital Maintenance Project in the not-to-exceed amount of \$11,270.00. Commissioner Damico seconded.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion to approve the contract with T. J. Gall & Associates, Inc. passed 4-0.

### **Resolution RC 2009-5**

Commissioner Curtis motioned to approve Resolution RC 2009-5 a Resolution Setting the 2010 West Lafayette Redevelopment Commission Budget. Commissioner Damico seconded. Public comments were requested.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion to approve Resolution RC 2009-5 Setting the 2010 West Lafayette Redevelopment Commission Budget in the total amount of \$6,334,000.00 passed 4-0.

President Oates commented this is the first actual budget in the history of the Redevelopment Commission that has gone through the approval process. This provides transparency for the taxpayers of West Lafayette to know where their money is being spent. Mayor Dennis expressed his appreciation to the department heads and Redevelopment Commission Treasurer Rhodes for their cooperation and diligence in passing the budget. Redevelopment Commission Treasurer Rhodes commented that a budget will help the Commission accomplish its goals more efficiently.

#### Review of Financial Schedules

Current financial schedules were reviewed by Redevelopment Commission Treasurer Judy Rhodes. Treasurer Rhodes commented on the impact to the surplus fund from the movement of funds by the trustee. Income from interest earnings to the trust funds has been restored and can be directed to projects. After cash flow requirements are determined, potential yield from short-term CDs will be compared to interest on the Government Obligations Fund to maximize earnings.

#### Payment of Claims

Commissioner Curtis motioned to approve the payment of the Sagamore Parkway TIF claim in the total amount of \$2,477.50. Commissioner Sorensen seconded. The claim from American Structurepoint was for additional environmental work on the Yeager Road Reconstruction Project for the month of August.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion to approve the payment of the Sagamore Parkway TIF claim in the total amount of \$2,477.50 passed 4-0.

Commissioner Sorensen motioned to approve the payment of the Levee/Village TIF Surplus claims in the total amount of \$66,207.45. Commissioner Damico seconded. The claim from Everything Ice Inc. in the amount of \$20,720.00 was the 35% initial payment for the ice mat at the Riverside Ice Rink. Claims from T. J. Gall & Associates, Inc. in the amount of \$3,920.00 were for the creation of the Wabash Landing Parking Garage Phase IV scope of work and \$588.00 for project management services on Phase III capital repairs of the garage. A claim from Certified Laboratories for \$9,254.45 covered 1,300 gallons of

Stewart Kline & Associates in the amount of \$2,335.00 was for historic consultant services for the Wabash Heritage Trail, Phase I historic review. A \$29,390.00 claim from Stello Products, Inc. was for 100 plastic fillable barricades to be used by the street department.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion to approve the payment of the Levee/Village TIF Surplus claims in the total amount of \$66,207.45 passed 4-0.

#### Resolution RC 2009-6

*President Oates* motioned to approve Resolution RC 2009-6, a Resolution to Reduce the 2009 Budget. Commissioner Damico seconded.

President Oates motioned to correct the wording in the Section 3 of the amendment from “This resolution shall be in full force and effect from and after its passage and signing by the *Mayor*” to “This resolution shall be in full force and effect from and after its passage and signing by the *President of the Commission*”. Commissioner Damico seconded. The amendment passed 4-0.

The resolution allows for \$170,000.00 of unused funds from the 2009 KCB TIF Surplus Fund, Contract Services Account (424-394) to be reduced and added to the 2010 KCB TIF budget. Comments were requested from the public. There was no further discussion.

The roll call vote:

**Aye:** Curtis, Damico, Oates, Sorensen

**Nay:**

The motion to approve Resolution RC 2009-6 as amended passed 4-0.

#### Eco Logic Presentation

Spencer Goehl, Executive Director of Eco Logic LLC was introduced by Parks Superintendent Joe Payne. Eco Logic has previously worked with the parks department on the Celery Bog Nature Area ecological restoration. A PowerPoint presentation illustrated projects by Eco Logic and the environmental advantages of native plant communities. A similar type of storm water management system for the Northwest Greenway Trail from Trail Head Park to Morehouse Road is being planned in conjunction with the Purdue Research Park development.

Other


There was no further new business.

**Public Comment**


Public comment was requested.

**Adjourn**

There being no further new business, Commissioner Sorensen motioned to adjourn. Commissioner Curtis seconded. The meeting adjourned at 9:38 a.m.

  
Linda M. Sorensen  
Recording Secretary

Approved:

  
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Lawrence T. Oates  
President

/djkl